

Municipal Clerk
Atlanta, Georgia

04-0-0904

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-39
Date Filed: 4-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **930 (aka 922) Mauldin Street, S.E.** be changed from the I-2 (Heavy Industrial) District, to the MR-4B (Multi-Family Residential-Sub-District 4B) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 13 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.
attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

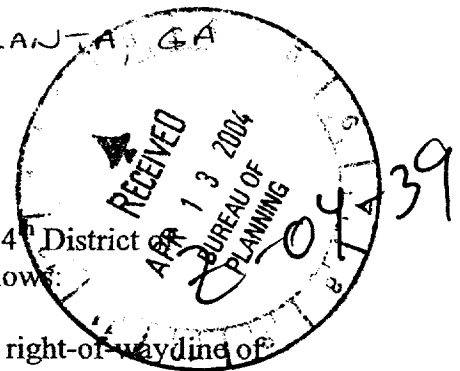
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description - 930 MAULDIN ST. ATLANTA, GA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 13 of the 14th District Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the intersection of the northerly right-of-way line of Mauldin Street (having a 30 foot right-of-way) and the westerly right-of-way line of Holtzclaw Street (having a 40 foot right-of-way); thence running along said northerly right-of-way of Mauldin Street in a southwesterly direction South 84°12'33" West a distance of 198.83 feet to a right-of-way monument located on the easterly right-of-way line of an Atlanta & West Point Railroad easement; thence running along the easterly right-of-way line of said railroad easement in a northeasterly direction North 13°42'28" East a distance of 367.87 feet to an iron pin set located on the southerly right-of-way line of Kirkwood Avenue (having a 30 foot right-of-way); thence running along said southerly right-of-way line of Kirkwood Avenue in a northeasterly direction North 89°27'02" East a distance of 133.21 feet to an iron pin set located on the westerly right-of-way line of Holtzclaw Street; thence running along said westerly right-of-way line of Holtzclaw Street in a southwesterly direction South 03°48'45" West a distance of 339.36 feet to an iron pin found, said iron pin found also being the POINT OF BEGINNING. Said tract containing 1.309 acres (57,012 square feet) as shown on that certain Survey for Premium Custom Packaging, Inc., prepared by H. E. Harper, Georgia Registered Land Surveyor No. 1321, dated March 13, 1989.



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204-39

1.321 acres
67,550 sq. feet

2001-255

JOB NO.

Adagio Properties, LLC.

Date: 12-27-2004	Scale: 1" = 50'	Drawn by: 42
Checked by: 059	Revised:	Invoice no.:
LAND LOT 15 FULTON COUNTY		SECTION GEORGIA

A.S. Giometti & Assoc., Inc.
CIVIL ENGINEERS~LAND SURVEYORS
Atlanta, Georgia

THE UNDERSIGNED SURVEYOR
EXCEPTS TO ALL MATTERS OF
TITLE.

certify that this plat is true and correct.

A.S. Giometti Gg. R.L.S. no. 1125



for the "A" flood hazard area.

According to F.I.R.M. panel no.

LOCATION & DESCRIPTION OF EASEMENTS,
AND UTILITIES TAKEN GRAPHICALLY FROM
RECORDED SUBDIVISION PLAT WHEN
APPLICABLE

This drawing was prepared for the exclusive use of the person, persons or entity named hereon, this drawing does not extend to any unnamed person, persons or entity without express recertification by the surveyor naming said person, persons or entity.

REFERENCES	
PLAT BOOK	PAGE
DEED BOOK	PAGE

LEGEND

C. CENTERLINE
 R/W- RIGHT-OF-WAY
 F.P.- FENCE POST
 E.- PROPERTY LINE
 NOTE: Do not use house to property line distance or fences for property line location.
 J.B.- JUNCTION BOX
 I.P.- IRON PIN FOUND
 I.P.S.- IRON PIN SET
 B.L.- BUILDING LINE
 D.E.- DRAINAGE EASEMENT
 H.W.- HEAD WALL
 S.E.- SANITARY SEWER EASEMENT

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